



THE STORY OF

9 The Street

Syderstone, Norfolk

SOWERBYS



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Syderstone, Norfolk
PE31 8SD

Semi-Detached Cottage

Large Garden

Character Features

Large Hall Entrance

Boutique Style Bedroom with Roll-
Top Bath and Kitchenette

Spacious Kitchen/Dining Room and Living Space

Three Double Bedrooms

Village Location

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I love to sit in the beautiful flint-walled conservatory, watching the wildlife in the garden going about their day...





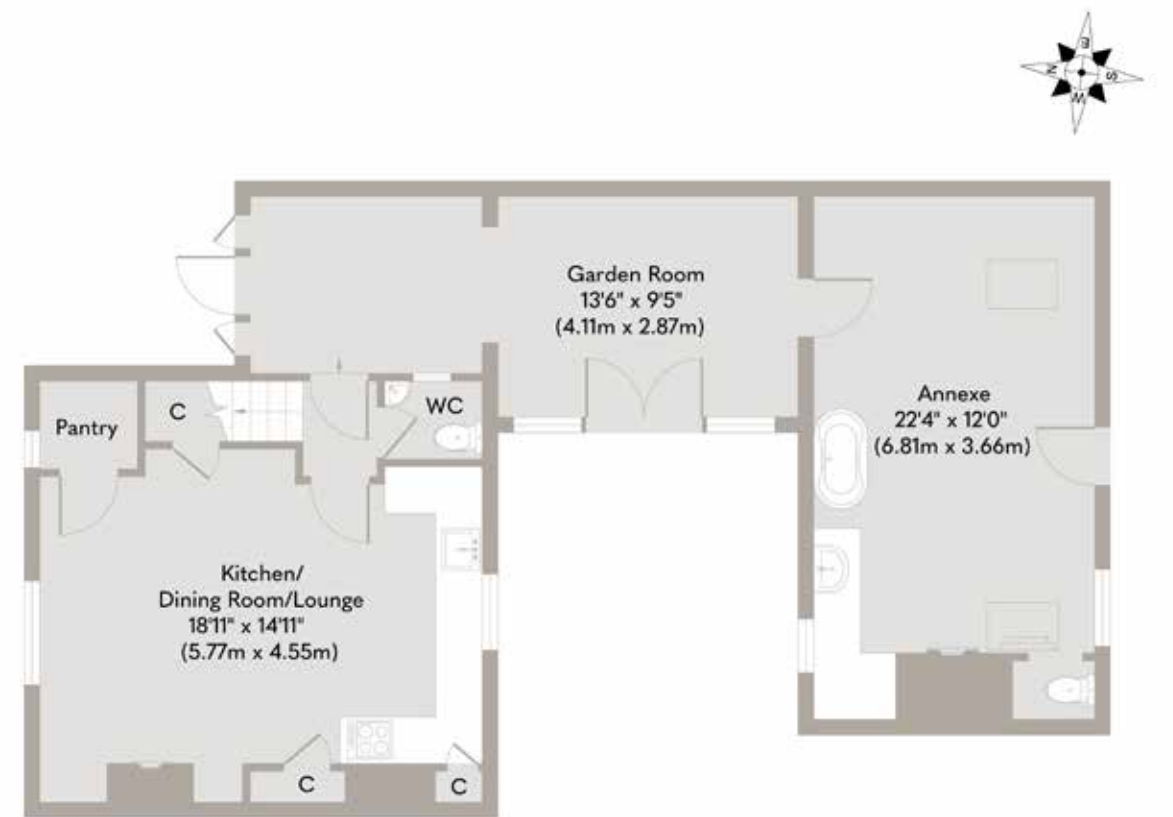
Tucked away in the heart of the ever-popular village of Syderstone, 9 The Street is a charming three-bedroom semi-detached period cottage that effortlessly blends character, space and individuality.

From the moment you step inside, the property reveals its unique personality. A spacious and welcoming hallway sets the tone, offering far more than first meets the eye and creating a wonderful sense of arrival. The main living accommodation flows into a generous kitchen/dining room and living space, perfect for everyday family life as well as entertaining, with room to cook, dine and relax together.

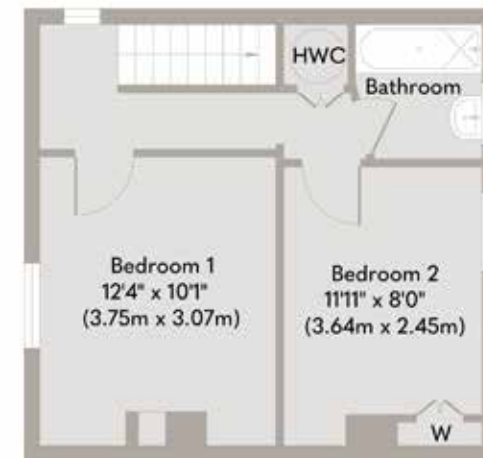
One of the home's most distinctive features is the integral converted barn, now forming bedroom three. This exceptional space offers real versatility and a touch of indulgence, complete with a kitchenette and a striking freestanding roll-top bath, making it ideal as a guest suite, creative studio or private retreat.

The property is warmed by oil-fired central heating, ensuring comfort throughout the seasons, while its period features and thoughtful layout give it a cosy yet spacious feel.

Set within lovely Syderstone village, known for its rural charm and strong community spirit, this delightful cottage offers a rare opportunity to enjoy village living with a truly unique twist - a home full of character, comfort and possibility.



Ground Floor
Approximate Floor Area
820 sq. ft
(76.18 sq. m)



First Floor
Approximate Floor Area
341 sq. ft
(31.67 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Syderstone

COMMUNITY SPIRIT IN THE NORFOLK COUNTRYSIDE

Being only nine miles from the north Norfolk coast, Syderstone is well-known for its nature reserve and country walks. There is also St Mary's - a 900 year old round-towered church.

The nearest pub is the recently refurbished gastro pub, The Ostrich, in next door village of South Creake. Burnham Market and Fakenham, both have a wide variety of shops and facilities, and are only a short drive away.

Main line trains to London Kings Cross run from King's Lynn. Golf courses are to be found at Brancaster, Hunstanton and Fakenham.

Within easy reach of the sea, Fakenham is top of the list when it comes to market towns. While sandy beaches are just ten miles away, Fakenham is perfectly positioned halfway between King's Lynn and Norwich with easy reach to Holt and Swaffham, making for an easy commute.

Out of working hours, there's plenty to keep you entertained including the thriving independent Central Cinema, a perennial favourite with locals. Enjoy a fun glass-blowing session with the kids at Langham Glass, reconnect with nature at Pensthorpe or blow the cobwebs with a walk at nearby Sculthorpe Moor.

For something fancier, dress up to the nines and enjoy a day out and a flutter at Fakenham Racecourse, or team up with your playing pals for a round at Fakenham Golf Club, set in and around the racecourse. And Thursford is just four miles away with its magnificent collection of steam engines and organs - a visit to its Christmas spectacular gives a West End theatre excursion a run for its money.



Note from the Vendor



“...the previous architect owner has done an amazing job of incorporating the historic flint wall into the conservatory entrance.”



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

F. Ref: 7200-1114-0322-7491-3143

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///quoted.budding.realm

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SOWERBYS

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